

AN ORDINANCE TO AMEND CHAPTER 38, ZONING, AND CHAPTER 31, SUBDIVISIONS, OF THE CODE OF THE CITY OF FALLS CHURCH, VIRGINIA BY AMENDING AND REENACTING SECTION 38-2 DEFINITIONS; SECTIONS 38-16, R1-A, LOW DENSITY RESIDENTIAL DISTRICT AND 38-17, R1-B, MEDIUM DENSITY RESIDENTIAL DISTRICT; 38-28, HEIGHT, LOT AND YARD REGULATIONS; AND 31-11, SUBDIVISIONS, GENERAL REGULATIONS; IN ORDER TO REVISE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT REGULATIONS BY CLARIFYING HEIGHT MEASUREMENT AND HOUSE ORIENTATION REGULATIONS AND BY STRENGTHENING PIPESTEM LOT, SUBSTANDARD LOT AND SUBDIVISION REVIEW REGULATIONS

**Section 38-2, Definitions**

(a)-(c)....

“Accessory Dwelling Unit”- “Building Capacity” definitions...

Building Footprint: The surface area occupied by a building, expressed in square feet.

“Bulk plane”- “Grade Level” definitions...

Grade Level, Finished: The grade level immediately adjacent to the building footprint not otherwise deemed to be the Natural Grade Level. Finished Grade shall include ground disturbance subject to a grading plan or that serves to increase allowable building height.

Grade Level, Natural: The ground level immediately adjacent to the building footprint, with no adjustment having been made to the existing undisturbed ground level. Natural Grade may include minor ground disturbances associated with landscaping, repairs to existing structures as required by the building official, or other incidental grade adjustments that do not serve to allow an increase in the height of an existing building or that would otherwise be possible prior to the ground disturbance.

“Gross Site Area” – “Hedge” definitions...

Height of a building (in feet): The vertical distance measured from the average grade of the building footprint to the highest point of the coping of a flat roof, or the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip, and gambrel roofs. Average grade shall be determined using the finished grade level or the natural grade level, whichever is lower.

“Height of a Building in stories”- “Yard, Side” definitions.

**Sec. 38-16. R-1A, low-density residential district.**

(a)-(d)...

(e) Conditions applying to permitted uses

(1) Minimum lot area.

- a. For one-family dwellings, eleven thousand two hundred fifty (11,250) square feet. For a pipestem lot, the minimum required lot area shall be calculated by excluding any portion of the lot between the front lot line and the building setback line which is less than thirty (30) feet in width, the width being determined by a line which is perpendicular to any side lot line. Only two (2) new pipestem lots shall be permitted to be subdivided from any existing lot.

(2) Minimum lot width

(3) Minimum yard requirements

a.- c...

d. One-family dwellings shall be located so that the front of the dwelling is oriented toward the front setback and street; the side of the dwelling toward the side setback and the rear of the dwelling toward the rear setback. The Planning Commission may grant a waiver to this provision if such a waiver is based on a finding of compatibility with surrounding properties.

(4)-(7) ...

**Section 38-17, R-1 B, Medium Density Residential**

(a)-(d)...

(e) Conditions applying to permitted uses

(1) Minimum lot area.

- a. For one-family dwellings, seven thousand five hundred (7,500) square feet. For a pipestem lot, the minimum required lot area shall be calculated by excluding any portion of the lot between the front lot line and the building setback line which is less than thirty (30) feet in width, the width being determined by a line which is perpendicular to any side lot line. Only two (2) new pipestem lots shall be permitted to be subdivided from any existing lot.

(2) Minimum lot width

(3) Minimum yard requirements

a- c....

d. One-family dwellings shall be located so that the front of the dwelling is oriented toward the front setback and street; the side of the dwelling toward the side setback and the rear of the dwelling toward the rear setback. The Planning Commission may grant a

waiver to this provision if such a waiver is based on a finding of compatibility with surrounding properties.

(4)-(7)...

**Sec. 31-11, Subdivisions, General Regulations.**

The following shall be considered minimum requirements and shall be varied only for specific reasons, stated of record by the planning commission in connection with the final approval of the plat to which related:

(a)-(c)...

(d) Building sites. Building sites shall have frontage on existing or recorded public streets and shall have the dimensions and areas in the provisions of this code relative to zoning. Orientation of houses shall be shown for all new lots.

(e) ...

(f) Street layout. Streets shall be provided to give access to adjoining acreage and to connect with the principal streets in adjoining subdivisions or to connect with existing or proposed streets, as determined by the planning commission. Reserve strips intended to protect the use of dead end and boundary streets are prohibited. Cul-de-sac streets shall not exceed four hundred (400) feet in length and shall be provided with a turn-around with a minimum right-of-way radius of fifty (50) feet. Blocks in general shall not be longer than one thousand (1,000) feet between street intersections unless warranted by some unusual condition. Only two (2) new pipestem lots shall be permitted to be subdivided from any existing lot.

(g)-(h) ...

(i) Trees. Whenever deemed necessary by the planning commission in consultation with the City Arborist, street trees and/or additional screening, shall be planted in a manner as approved by the City Arborist. All trees to be preserved shall be shown on the final plat.

1st Reading: 6-26-06

2nd Reading: 8-14-06

Adoption: 8-14-06

(TO6-11)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on August 14, 2006 as Ordinance 1792.

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Kathleen Clarken Buschow  
City Clerk